



Burgage Hill Cottage, Burgage, Southwell, NG25 0EP



Book a Viewing!

£795,000

Grade II Listed detached home situated in this prime location overlooking The Burgage. Originally dating back to the early 19th century with alterations in the mid 20th century and now offering spacious and flexible living accommodation which could easily include a self contained annex. At present the accommodation includes Entrance Hall, Lounge, Dining Room, Garden Room and Breakfast Room with Kitchen, the ground floor is completed with a Lounge, potential Kitchen Area, Bedroom and Shower Room, all of which could be an annex. The first floor accommodation includes three Bedrooms, En-Suite and Bathroom. Outside there is a side driveway and a delightful well maintained rear lawn garden.



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SERVICES

All mains services available. Gas central heating.

COUNCIL TAX BAND – F.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Southwell is a picturesque market town known for its rich history and stunning architecture. Located in the heart of the English countryside, Southwell boasts a range of amenities and facilities. One of the town's most iconic landmarks is Southwell Minster, a stunning medieval cathedral. The town is also home to numerous quaint shops, charming cafes, and traditional pubs, providing plenty of options for dining and shopping. Southwell offers schools, healthcare providers and recreational facilities, ensuring that residents have access to essential amenities.





ACCOMMODATION

ENTRANCE HALL

4' x 16' (1.22m x 4.88m) With a wooden entrance door, sash window to the front elevation, wood flooring and stairs to the first floor landing.

LOUNGE

16' 1" x 11' 8" (4.9m x 3.56m) With sash window to the front elevation, sash window to the rear elevation, wood flooring, picture rail, picture light, cast iron fireplace with tiled hearth and two colour leaded glazed panelled doors to the garden room.

GARDEN ROOM

14' 6" x 11' 6" (4.42m x 3.51m) With single glazed French doors to the rear garden, double glazed window to the side elevation, two radiators, two lantern roof lights and tiled flooring.

DINING ROOM

22' 3" x 11' 8" (6.78m x 3.56m) With double glazed bay window to the rear elevation, wooden flooring, radiator and single glazed French doors to the rear garden.

BREAKFAST ROOM

16' 1" x 7' 7" (4.9m x 2.31m) With sash windows to the front and rear elevations, tiled flooring, radiator and flagstone steps leading down to the kitchen.



KITCHEN

10' 1" x 10' 10" (3.07m x 3.3m) With Shaker style oak units with granite work surfaces, splash tiling, integrated dishwasher, undermount Armatage shanks sink, Falcon gas range with extractor over, tiled flooring, roof light, space for fridge freezer and a sash window to the front elevation.



UTILITY AREA

With plumbing for washing machine, Baxi central heating boiler, tiled floor and a multi pane glazed panel window to the rear elevation.

CLOAKROOM

With low level WC, tiled flooring and wash hand basin.

REAR LOBBY

5' 4" x 8' (1.63m x 2.44m) With double glazed door to the rear elevation, side double glazed window, tiled flooring and glazed panel door to potential annex with flagstone steps.

POTENTIAL ANNEX AREA

OPEN PLAN SITTING ROOM

14' 5" x 10' 5" (4.39m x 3.18m) Currently with beamed vaulted ceiling, tiled flooring, radiator and double glazed window to the side elevation.





KITCHEN AREA

9' 0" x 10' 5" (2.74m x 3.18m) At present having a radiator, beamed vaulted ceiling, tiled flooring and a multi pane glazed panel window to the rear garden.

BEDROOM

11' 2" x 12' 5" (3.4m x 3.78m) Currently used as a study with tiled flooring, radiator and double glazed windows to the rear garden.

WET ROOM

11' 2" x 4' 4" (3.4m x 1.32m) With a walk-in shower, pedestal wash hand basin, low level WC, tiled flooring, tiled surround, radiator and a multi pane glazed panel window to the rear garden.



FIRST FLOOR LANDING

With wood flooring.

BEDROOM 1

12' 9" x 11' 8" (3.89m x 3.56m) With striped wood flooring, cast iron fireplace with tiled hearth, traditional style radiator, access to the roof space with ladder and door to en-suite.

EN-SUITE

8' 2" x 7' 7" (2.49m x 2.31m) With corner shower with pedestal wash hand basin, splash tiled surround, striped wood flooring, low level WC, traditional style radiator and sash window to the front elevation.



BEDROOM 2

16' 1" x 11' 6" (4.9m x 3.51m) With sash windows to the front and rear elevations, over stairs storage cupboard and a cast iron fireplace with tiled hearth.

BEDROOM 3

10' 3" x 11' 8" (3.12m x 3.56m) With double glazed sash window to the rear elevation, vaulted ceiling and a traditional style radiator.

BATHROOM

7' 7" x 7' 7" (2.31m x 2.31m) With ball and claw bath, traditional style radiator, pedestal wash hand basin, splash tiling, low level WC, wood flooring, access to the roof space and a sash window to the rear elevation.



OUTSIDE

To the front of the property there is are double gates leading to the blocked paved off road parking at the side of the property with flagstone pathway and patio areas, external coach lighting and a rear tap. Flagstone steps leading to the formal lawned garden with well stocked flower/shrub beds and border, fence and wall boundary, established trees and additional covered flagstone seating area.



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mun dys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gibson Gray will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

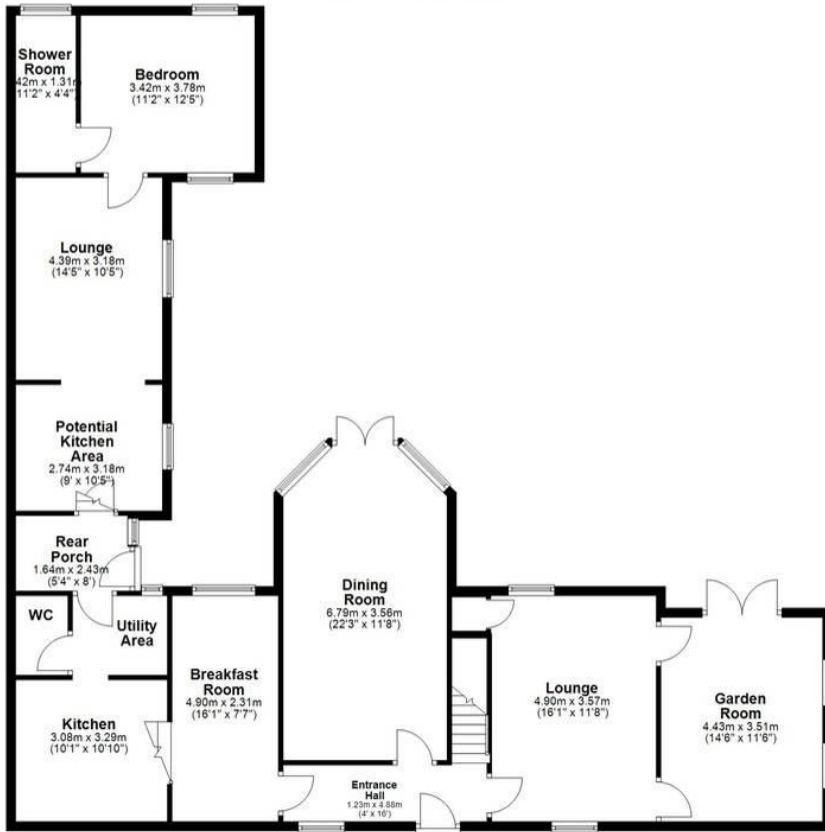
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

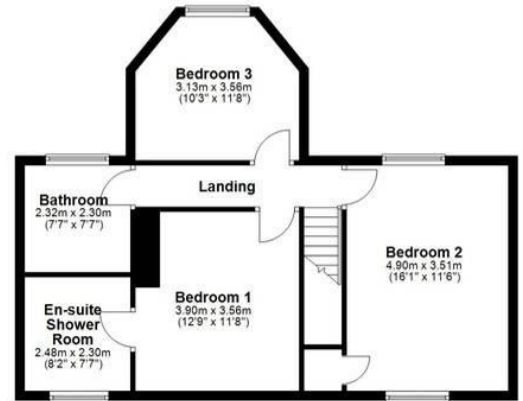
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Ground Floor
Approx. 140.4 sq. metres (1511.8 sq. feet)



First Floor
Approx. 59.6 sq. metres (642.0 sq. feet)



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